

Vicki Pollard 03 9557 5500 0439 655 727 vpollard@woodards.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	1 Goodrich Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,100,000	&	\$1,200,000

Median sale price

Median price	\$1,208,000	Hou	ise X	Unit		Suburb	Bentleigh East
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	84 Deakin St BENTLEIGH EAST 3165	\$1,200,000	02/09/2017
2	29 Argyle St BENTLEIGH EAST 3165	\$1,175,000	20/05/2017
3	8 Begg St BENTLEIGH EAST 3165	\$1,160,000	27/09/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** September quarter 2017: \$1,208,000





Rooms:

Property Type: House Land Size: 663 sqm approx

Agent Comments

Comparable Properties



84 Deakin St BENTLEIGH EAST 3165 (REI)

-3





(2) 1

Price: \$1,200,000 Method: Private Sale Date: 02/09/2017

Rooms: 4

Property Type: House Land Size: 606 sqm approx



29 Argyle St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

-3





Price: \$1,175,000 Method: Auction Sale Date: 20/05/2017

Rooms: -

Property Type: House (Res) Land Size: 625 sqm approx



8 Begg St BENTLEIGH EAST 3165 (REI)





Price: \$1,160,000 Method: Private Sale

Rooms: -

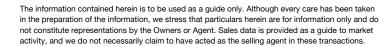
Date: 27/09/2017

Property Type: House (Res)

Agent Comments

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